

Hearing Officer Transmittal Checklist

Hearing Date

3/1/2016

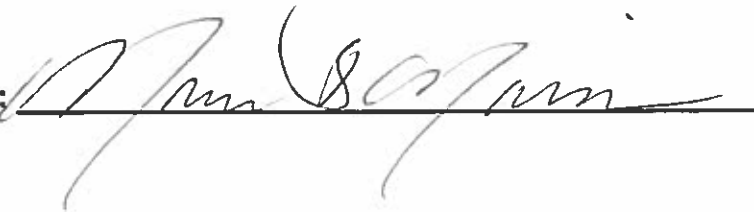
Agenda Item No.

6

Project Number: R2015-02406-(4)
Case(s): Conditional Use Permit Case No. 201500099
Environmental Assessment Case No. 201500169
Planner: Kristina Kulczycki

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☐ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Shelf Plan calculations

Reviewed By:





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2015-02406-(4)

HEARING DATE

3/1/2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500099

Environmental Assessment No. 201500169

PROJECT SUMMARY

OWNER / APPLICANT

C-Food Store, Inc.

MAP/EXHIBIT DATE

6/13/2015

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit to authorize the sale of a full-line of alcohol for off-site consumption (Type 21) within an existing convenience store. The convenience store has been selling beer and wine for off-site consumption (Type 20) at this establishment since 1967. Store hours are Sunday through Thursday 5:00 a.m. to 11:30 p.m. and Friday to Saturday from 5:00 a.m. to 1:00 a.m. No tenant improvements are proposed as part of this project.

LOCATION

11462 Slauson Avenue, Whittier

ACCESS

Slauson Avenue

ASSESSORS PARCEL NUMBER(S)

8178-027-027

SITE AREA

0.4 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Whittier Downs

LAND USE DESIGNATION

CG- General Commercial

ZONE

C-3-BE (General Commercial – Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.195 (Alcoholic Beverage Sales Burden of Proof Requirements)

CASE PLANNER:

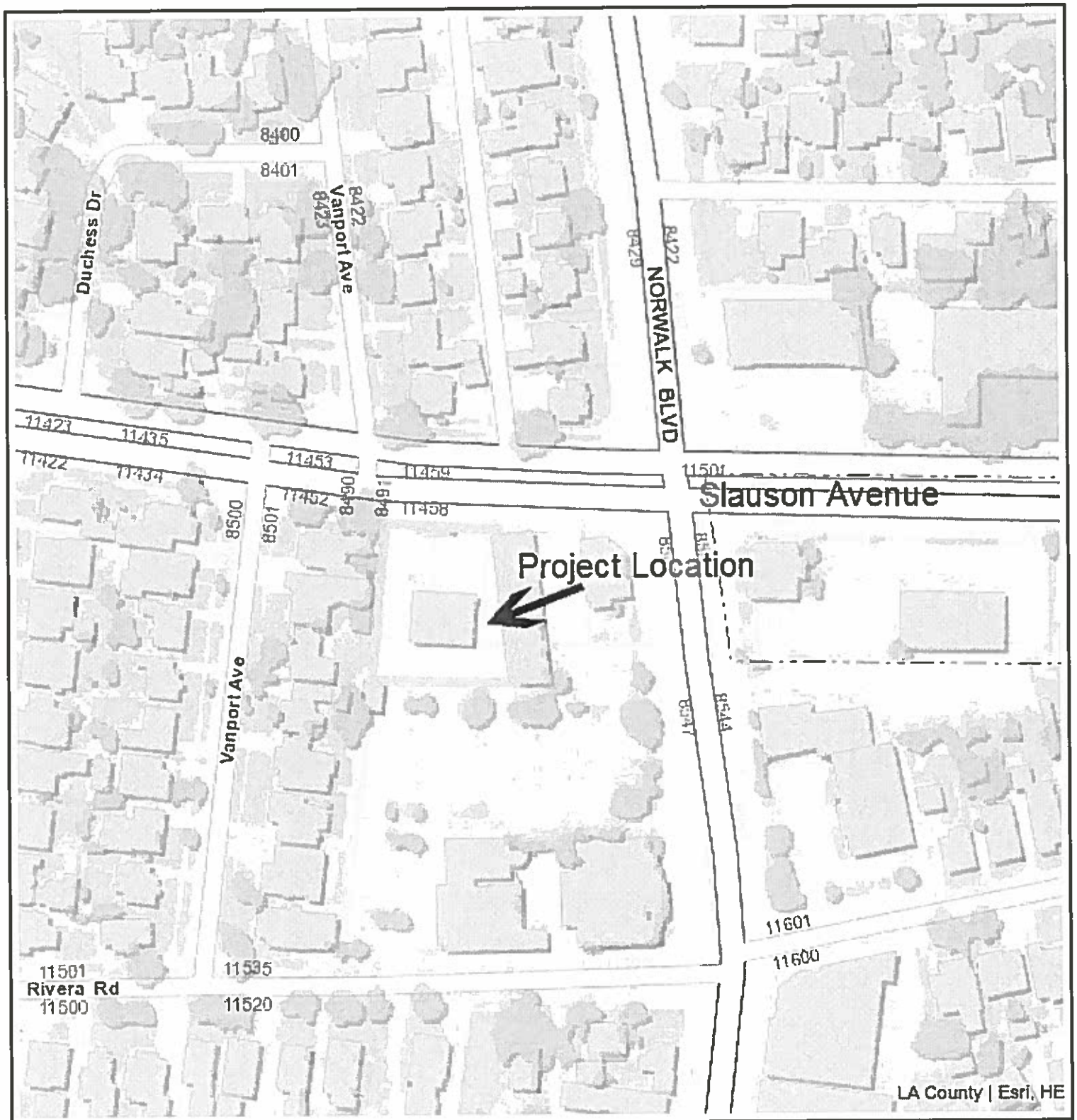
Kristina Kulczycki

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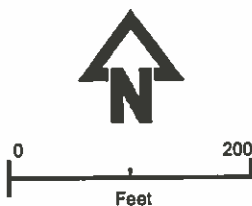
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R2015-02406

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ENTITLEMENTS REQUESTED

- Conditional Use Permit ("CUP") for the sale of a full-line of alcohol for off-site consumption within an existing convenience store in the C-3-BE (General Commercial-Billboard Exclusion) Zone pursuant to County Code Section 22.28.210.

PROJECT DESCRIPTION

The applicant is requesting a CUP for the sale of a full-line of alcohol for off-site consumption (Type 21) within an existing "C-Food" convenience store. The store has held a Type 20 license for the sale of beer and wine for off-site consumption since 1967. The store hours are currently Sunday through Thursday 5:00 a.m. to 11:30 p.m. and Friday to Saturday between the hours of 5:00 a.m. and 1:00 a.m.

SITE PLAN DESCRIPTION

The subject property is 0.4 acres in size and is developed with a 2,400-square-foot building containing the convenience store. There are two driveways that are accessible from Slauson Avenue and seven parking spaces in front of the store, including one Americans with Disabilities Act space. The floor plan of the store identifies proposed alcohol storage behind the sales counter near the northeastern corner of the store as well as within two shelves, identified as Shelf Nos. 3 and 4 on the plans, in the rear of the store near the southwestern corner. The total shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space of the establishment.

EXISTING ZONING

The subject property is zoned C-3-BE (General Commercial-Billboard Exclusion) and is within the Whittier Downs Zoned District.

Surrounding properties are zoned as follows:

North: R-A (Residential Agricultural), R-1 (Single-Family Residential), R-4 (Medium Density Multiple Residence), and C-1 (Restricted Business)
South: R-1, R-2 (Two-Family Residence), C-3-BE, and C-M (Commercial Manufacturing)
East: R-A, C-3-BE, and City of Santa Fe Springs
West: R-1

EXISTING LAND USES

The subject property is developed with a one-story convenience store and seven parking spaces.

Surrounding properties are developed as follows:

North: Single-family residences, two-family residences, multi-family residences, and a commercial building with retail tenants
South: Single-family residences, a church, and a commercial center
East: Single-family residences, restaurants, retail stores, and a market
West: Single-family residences and a middle school

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 3533 was adopted by the Board of Supervisors on February 27, 1940 and established the A-1 zone on the subject property.

Ordinance No. 5482 was adopted by the Board of Supervisors on January 31, 1950 and rezoned the subject property to R-1.

Ordinance No. 7007 was adopted by the Board of Supervisors on August 28, 1956 and rezoned the subject property to C-4 (Restricted Commercial).

Ordinance No. 10826 was adopted by the Board of Supervisors on January 8, 1974 and rezoned the subject property from C-4 to C-3.

Building Permit records from the Department of Public Works identify authorization for re-facing a sign in 1984, an interior tenant improvement in 1990, and a façade update in 2000.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. . The Class 1 Categorical Exemption allows for the operation of existing facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This application does not include any changes to the existing floor plan of the building. The only change to the site is the increase in the type of alcohol sold on the premises from beer and wine to a full-line of alcohol. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the General Commercial land use category of the 2035 Countywide General Plan. This designation is intended for local-serving commercial uses including retail, restaurants, and personal and professional services. The existing convenience store provides a retail store to the local community and the alcohol sales are ancillary to the store. Therefore, the store and the proposed sale of a full-line of alcohol are consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs (LU 5.2, Page 88).*
- *Encourage employment opportunities and housing to be developed in proximity to one another (LU 5.10, Page 88).*

The convenience store has sold beer and wine at its establishment since 1967. No changes are proposed to the existing floor plan. Only the alcohol sales license type will change with the approval of this Conditional Use Permit. Allowing the existing convenience store to obtain a permit for the sale of a full-line of alcohol will help to ensure the on-going financial viability of the existing business as well as continuing to provide more diversity in the available retail options and employment opportunities to the nearby residential community.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.210 of the County Code, an approved Conditional Use Permit is required in the C-3 zone for establishments that currently sell alcoholic beverages, but which propose to change the type of alcoholic beverages to be sold by changing the retail liquor license within a license classification. The applicant proposes to change from a Type 20 license that allows the sale of beer and wine for off-site consumption to a Type 21 license that allows for the sale of a full-line of alcoholic beverages. Section 22.28.220 of the County Code identifies the following development standards for establishments in the C-3 zone:

- Parking
Part 11 of Chapter 22.52 sets the current parking standards for various uses. Section 22.52.1100 requires retail uses, such as convenience stores, to maintain one automobile parking space for each 250 square feet of floor area. Ten parking spaces would be required based on current standards and seven parking spaces are provided. The commercial building was constructed in 1968 and at that time, the parking ratio was one automobile parking space for each 400 square feet of floor area. Therefore, only seven parking spaces were required at the time that the building was constructed. Because the site was in compliance with the parking requirements at that time it was established, and because there are no additions or changes in use proposed, no requirements for additional parking are triggered. Therefore, the applicant satisfies the parking requirements applicable to the project.
- Outside Storage or Display
All display shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit. Additionally, outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. The applicant is not proposing outside display or storage as part of this request.
- Lot Coverage and Landscaping
Maximum lot coverage is 90 percent of the net area and a minimum of 10 percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. According to the Assessor, the subject property is approximately 18,730 square feet in size and the site plan depicts the existing building with an area of 2,623 square feet. Therefore, the lot coverage is only fourteen percent. There is an existing planter depicted in the front of the property with the dimensions of eight

feet by 36 feet and three inches. The property is in compliance with the maximum lot coverage, but does not contain the minimum amount of required landscaping. However, this property was constructed in 1968 when the property was zoned C-4 and no changes are proposed to the site other than the change in alcohol sales types.

Site Visit

Staff conducted a site visit on January 26, 2016 and found that the plans are consistent with the site. During the site visit, staff observed that the store currently sells beer and wine in the rear of the store. There are two ice tubs containing individual beers that are sold near the entrance of the store and signage advertising the sale of alcohol on the windows facing the street. The manager was notified that the signage advertising the sale of alcohol needs to be removed and that there will be a proposed condition which prohibits the sale of individual cans of beer.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.195 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

There is a commercial corridor along Norwalk Boulevard beginning at the intersection of Norwalk Boulevard and Slauson Avenue and continuing south. The subject property is located within a group of parcels zoned C-3-BE. There is a church that is located immediately south of the site which is also within the C-3-BE zoned block. There are residential properties to the west of the site as well as a Middle School two blocks to the west. The church and the residential properties are separated from the site by a six-foot high wall. Furthermore, the site abuts the church parking lot and the distance between the church building and the subject property is approximately 150 feet.

The convenience store currently sells beer and wine for off-site consumption with a Type 20 license, which was originally issued to the establishment in 1967 according to ABC's license query system. In 1992, the County began requiring approved Conditional Use Permits for the sale of alcohol in commercial zones. Pursuant to Section 22.56.195 of the County Code, establishments that currently sell alcoholic beverages but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification will require a new Conditional Use Permit and must substantiate the findings listed within Section 22.56.195 (B) and 22.56.090 of the County Code. If this Conditional Use Permit is granted for the sale of a full-line of alcohol, the CUP will replace and supersede the previously "grandfathered" grant to sell beer and wine for off-site consumption under the license that predated the County's CUP requirement.

According to ABC, there is an overconcentration of alcohol serving establishments within the census tract. There are four businesses that sell alcohol for off-site consumption within the census tract including the subject establishment. There is one additional business that sells alcohol for on-site consumption as well. None of these

businesses are located within 500 feet of the subject site. The site currently holds a Type 20 license for the sale of beer and wine for off-site consumption which will be cancelled as a condition of approval. Therefore, no new licenses will be added to the census tract. The Sheriff provided a summary of calls for service to this property within the last five years. Although there were calls for service, staff is of the opinion that with the proposed draft conditions, the sale of alcohol within the existing convenience store will not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, or endanger or otherwise constitute a menace to the public health, safety or general welfare.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff from the Pico Rivera Station of the Los Angeles County Sheriff's Department sent an email on September 22, 2015 that contained a five year query of calls for service for the subject property as well as a summary with recommendations. The summary identified 22 calls for services with five being related to burglary, four for disturbances, and one for aggravated assault. The Sheriff indicated concern with the proximity of the business to the Los Nietos Middle School, but did not express support or opposition to the project.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Statistical data from the California Department of Alcoholic Beverage Control ("ABC") indicated that three off-sale licenses are allowed within Census Tract No. 5023.01 and there are four existing licenses. Therefore, there is an overconcentration of alcohol sales in the census tract. No crime statistic information was available.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02406-(4), Conditional Use Permit Number 201500099, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500099 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Kristina Kulczycki, Senior Regional Planning Assistant, Zoning Permits North Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Site Photographs

Site Plan, Land Use Map

MM:KK

1/26/16

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02406-(4)
CONDITIONAL USE PERMIT NO. 201500099**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500099 ("CUP") on March 1, 2015.
2. The permittee, C Food Store, Inc. ("permittee"), requests the CUP to authorize the sale of a full-line of alcohol within an existing convenience store ("Project") on a property located at 11462 Slauson Avenue in the unincorporated community of West Whittier-Los Nietos ("Project Site") in the C-3-BE (General Commercial-Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.28.210.
3. The Project Site is 0.4 acres in size and consists of one parcel. The Project Site is irregular in shape and is developed with a one-story commercial building containing the convenience store.
4. The Project Site is located in the Whittier Downs Zoned District and is currently zoned C-3-BE (General Commercial-Billboard Exclusion).
5. The Project Site is located within the General Commercial land use category of the 2035 Countywide General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-A (Residential Agricultural), R-1 (Single-Family Residential), R-4 (Medium Density Multiple Residence), and C-1 (Restricted Business)
 - South: R-1, R-2 (Two-Family Residence), C-3-BE, and C-M (Commercial Manufacturing)
 - East: R-A, C-3-BE, and City of Santa Fe Springs
 - West: R-1
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences, two-family residences, multi-family residences, and a commercial building with retail tenants
 - South: Single-family residences, a church, and a commercial center
 - East: Single-family residences, restaurants, retail stores, and a market
 - West: Single-family residences and a middle school
8. The property was rezoned from R-1 to C-4 in 1974 and building permits identify updates to the building including: re-facing the signage in 1984, interior tenant improvements in 1990, and façade updates in 2000.

9. The site plan for the Project depicts two driveway entrances along Slauson Avenue and a planter located between them. There are seven parking spaces, including one Americans with Disabilities Act space, in front of the one-story commercial building. The entrance to the store is located in the northeastern corner and the dimensions are depicted as 61 feet by 43 feet.
10. Staff from the Pico Rivera Station of the Los Angeles County Sheriff's Department sent an email on September 22, 2015 that contained a five year query of calls for service for the subject property as well as a summary with recommendations. The summary identified 22 calls for services with five being related to burglary, four for disturbances, and one for aggravated assault. The Sheriff indicated concern with the proximity of the business to the Los Nietos Middle School, but did not express support or opposition to the project.
11. Statistical data from the California Department of Alcoholic Beverage Control ("ABC") indicated that three off-sale licenses are allowed within Census Tract No. 5023.01 and there are four existing licenses. Therefore, there is an overconcentration of alcohol sales in the census tract. No crime statistic information was available.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of alcoholic beverages in an existing convenience store, with negligible or no expansion of use beyond that which was previously existing.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. No correspondence was received from the public regarding the Project.
15. *To be inserted after the public hearing to reflect hearing proceedings.*
16. The Hearing Officer finds that the Project is consistent with the goals and policies of the Countywide General Plan. The General Commercial land use designation is intended for local-serving uses, like the existing convenience store. The sale of a full-line of alcohol is ancillary to the business and is therefore consistent with the allowed uses of the underlying land use category.
17. The Hearing Officer finds that the Project is consistent with the C-3 zoning classification because the sale of alcohol in conjunction with the convenience store use is permitted in the C-3 zone with a CUP pursuant to Section 22.28.210 of the County Code.

18. Conditions will provide additional safety measures, such as restricted hours of alcohol sales and the use of adequate lighting, in an effort to ensure that the business will continue to operate in a safe, neighborly manner. Based on the foregoing, the Hearing Officer finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
19. The building was constructed in 1968 when the property was zoned C-4 and therefore, the existing parking on-site is considered legal nonconforming with respect to the current development standards. The lot coverage for the site is only fourteen percent; therefore, there is ample room on site for additional parking, loading spaces, landscaping, or other improvements if additional development is proposed on site. However, this project does not include any changes to the existing building and only will include the change in alcohol sales from only beer and wine to a full-line of alcohol. Based on the foregoing, the Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features as are required in order to integrate the Project into the surrounding area.
20. The Project Site is accessible from Slauson Avenue, an existing major highway as classified in the Master Plan of Highways. Additionally, the intersection of Slauson Avenue and Norwalk Boulevard is located approximately 100 feet east of the subject property. Norwalk Boulevard is also an existing major highway and is also an existing Class III Bike Path, as designated in the Bicycle Master Plan. Based on the foregoing, the Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
21. There are two sensitive uses within a 600-foot radius of the Project Site. There is a middle school that is west of the site and a church property that is located immediately to the south. The middle school is located approximately 400 feet to the west of the subject property and the church site is buffered by its parking lot which provides a distance of approximately 150 feet between the subject property and the church building. Based on the foregoing, the Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
22. Slauson Avenue buffers the residences to the north of the site. The properties immediately west of the site are buffered by a six-foot wall. Furthermore, the subject establishment currently sells beer and wine. With the approval of the Conditional Use Permit, the site will have more restrictive hours of alcohol sales and additional safety measures added. Therefore, the Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

23. ABC indicated that there is an undue concentration of licenses within the census tract and therefore, requires a finding of public convenience or necessity in order to issue authorization to allow for alcohol sales. The granting of this CUP to sell a full-line of alcohol for off-site consumption at an existing convenience store will serve as a public convenience to the surrounding neighborhood and patrons of the establishment, and is a complementary use for the store. However, the Hearing Officer finds that pursuant to County Code section 22.56.195, the addition of alcohol sales at the proposed location will not result in an undue concentration of similar premises since there is a separation of not less than 500 feet between the other alcohol-selling establishments and the Project Site. Furthermore, conditions will restrict the shelf space display area for the sale of alcohol to under five percent of the total shelf space in the store.
24. The Hearing Officer finds that there are no other businesses selling alcohol within 500 feet of the Project Site. Furthermore, the sale of alcohol will be incidental to the sale of other convenience items within the store. Based on the foregoing, the Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
25. A site visit by staff from the Department of Regional Planning confirmed that the property is well maintained. Conditions related to property maintenance will ensure that the exterior appearance of the building will remain clean and free of graffiti. Based on the foregoing, the Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
26. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
27. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Los Nietos Library. On January 14, 2016, a total of 96 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three notices to those on the courtesy mailing list for the Whittier Downs Zoned District and to any additional interested parties.
28. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The requested use will not result in an undue concentration of similar premises.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit Number 201500099, subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02406-(4)
CONDITIONAL USE PERMIT NO. 201500099**

PROJECT DESCRIPTION

The project is for the sale of a full-line of alcohol for off-site consumption within an existing convenience store subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 1, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **May 2, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

19. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
20. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
21. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
24. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar

public service area. Such telephone numbers shall be visible by and available to the general public.

25. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
26. No sale of alcoholic beverages shall be made from a drive-in window.
27. There shall be no beer sold in containers under one quart or in less than six-pack quantities.
28. No display of alcoholic beverages shall be made from an ice tub.
29. Employees on duty after 10:00 p.m. shall be at least 21 years of age.
30. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.

PROJECT SITE SPECIFIC CONDITIONS

31. This grant shall authorize the sale of a full-line of alcoholic beverages within the existing convenience store from 6:00 am to 11:30 pm daily.
32. The permittee shall cancel the existing Type 20 license (for the sale of beer and wine for off-site consumption) issued by the State of California Department of Alcoholic Beverage Control.
33. The permittee shall display alcoholic beverages only in the shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A.' No additional display of alcoholic beverages shall be provided elsewhere on the premises. The shelf space devoted to the display of alcoholic beverages shall be no more than five percent of the store's total shelf space as depicted in the approved shelf plan.
34. At least two on-site security cameras shall be maintained in good operating condition within the convenience store and shall be in operation during regular business hours. Footage from the security cameras shall be made available to law enforcement upon request.
35. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

36. The permittee shall provide adequate lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant.
37. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
38. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
39. No outside storage is permitted on the subject property.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:
(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type No(s): 21 (e.g. Type 20, Type 41)

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

There is one School located at 8545 Norwalk Blvd. and Church property at 11462 Slauson Ave. within the 600' boundry. There is the vacant land on the school property before the established convenience market that has a type 20 license. by adding distilled spirits, this will not have and adverse effect for the community.

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

The residences on the West side of the store is separated by a 6' wall. The church parking lot is to the south of the market and is separated by a parking lot with a 6' block wall. a commercial business is to the west side of the business. slauson avenkue separated the residence to the north of the store.

C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

The business has a type 20 (Beer & Wine) license which will be cancelled or surrendered upon the type 21 (general license) being issued by abc. if the 20 license is to be cancelled there will be no change as to an over concrated area and a public convenience letter (pcn) is not required.

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

Customers in the immediate area may walk to the store to purchase any items needed for daily use. Items include dairy products groceries, snacks, tobacco procutcs , house hold items, etc. as well beer & wine and distilled spirits (if approved).

E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

The present market is consistant with the existing area zoning as this is an approved business. No change in the building, just adding more products for customers to purchase for the one time convenience while shopping. this is an existing abc license activity. this is to upgrade from a type 20 beer & wine to 21 off

sale general license.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

This business is an established mini market (Convenience Market) serving the local customers with groceries, tobacco as well as beer & wine. The purpose is to upgrade an existing ABC license type 20 (off sale beer & wine) to a type 21 (off sale general) which includes distilled spirits. A PCN letter will not be required if the license is cancelled upon issuance of the type 21 license. If the type 20 license is surrendered to the ABC office, a PCN letter will be required.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The liquor will be placed behind the sales counter and the cashier will sell only to qualified buyers. This is to be a convenience stop for the local customers when they purchase groceries, household items tobacco products, beer/wine and distilled spirits. Customers will not have to drive any distances to purchase these items, they will stop on the way to work or on their way home from a long day's work.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

This is a convenience market and there is more than adequate parking at this location. There will be no increase in traffic as this is an existing business when persons enter the store, either direction, east or west directions to the store front. All owners and employees will (or have) attended the free ABC classes for alcoholic beverages to ensure procedures are carried out by the law. On the west side of the store is a 6' block wall separating the single family units. North is separated by Sausen Avenue. North 6' block wall and east by commercial building.

[Insert Sheriff Letterhead]

Subject: Conditional Use Permit (CUP) Consultation for the Sale of Alcohol
Project No.: R2015-02406
CUP Permit No.: Conditional Use Permit No. 201500099
Establishment: C-Food Store Inc.
Location: 11462 Slauson Avenue, Whittier
Description: CUP for the sale of a full-line of alcoholic beverages for off-site consumption at a market. The market currently sells beer and wine for off-site consumption.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to 22 calls for service at 11462 Slauson Ave, Whittier in the past five years. Of those calls for service, five were for Burglary, four were for Disturbances, and one Aggravated Assault. The calls for service report is attached for your review. Additionally, a crime report summary is also attached. Crime reports were taken for the following: Five Burglaries (four Commercial and one Vehicle), and One Petty Theft, Vandalism, Hazardous Citation, and a Municipal Code violation.

(2) Comments/recommended conditions:

A concern is the close proximity to Los Nietos Middle School. However, the Sheriff's Department does not recommend approval nor is opposed to the project.

(3) Overall recommendation:

- ☐ Sheriff recommends approval of this CUP.
- ☐ Sheriff does **NOT** recommend approval of this CUP.

[Insert Sheriff Signature Block]

Department of Alcoholic Beverage Control

State of California
Earmund G. Brown Jr., Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions: This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code)

11462 Slawson Ave Whittier CA 90606-3256

3. LICENSE TYPE

21

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input checked="" type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

☐ On-Sale ☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1:1,553

☐ On-Sale ☒ Off-Sale

8. CENSUS TRACT NUMBER

5023.01

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3

☐ On-Sale ☒ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

4

☐ On-Sale ☒ Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- ☒ Yes, the number of existing licenses exceeds the number allowed
- ☐ No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☐ Yes (Go to Item #13)
- ☒ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- ☐ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- ☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☒ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☐ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

ABC-245 (rev. 01-11)

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If Box #23 is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE? See A

☐ Yes☐ No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME _____

27. CITY/COUNTY OFFICIAL TITLE

125. CITY/COUNTY OFFICIAL PHONE NUMBER

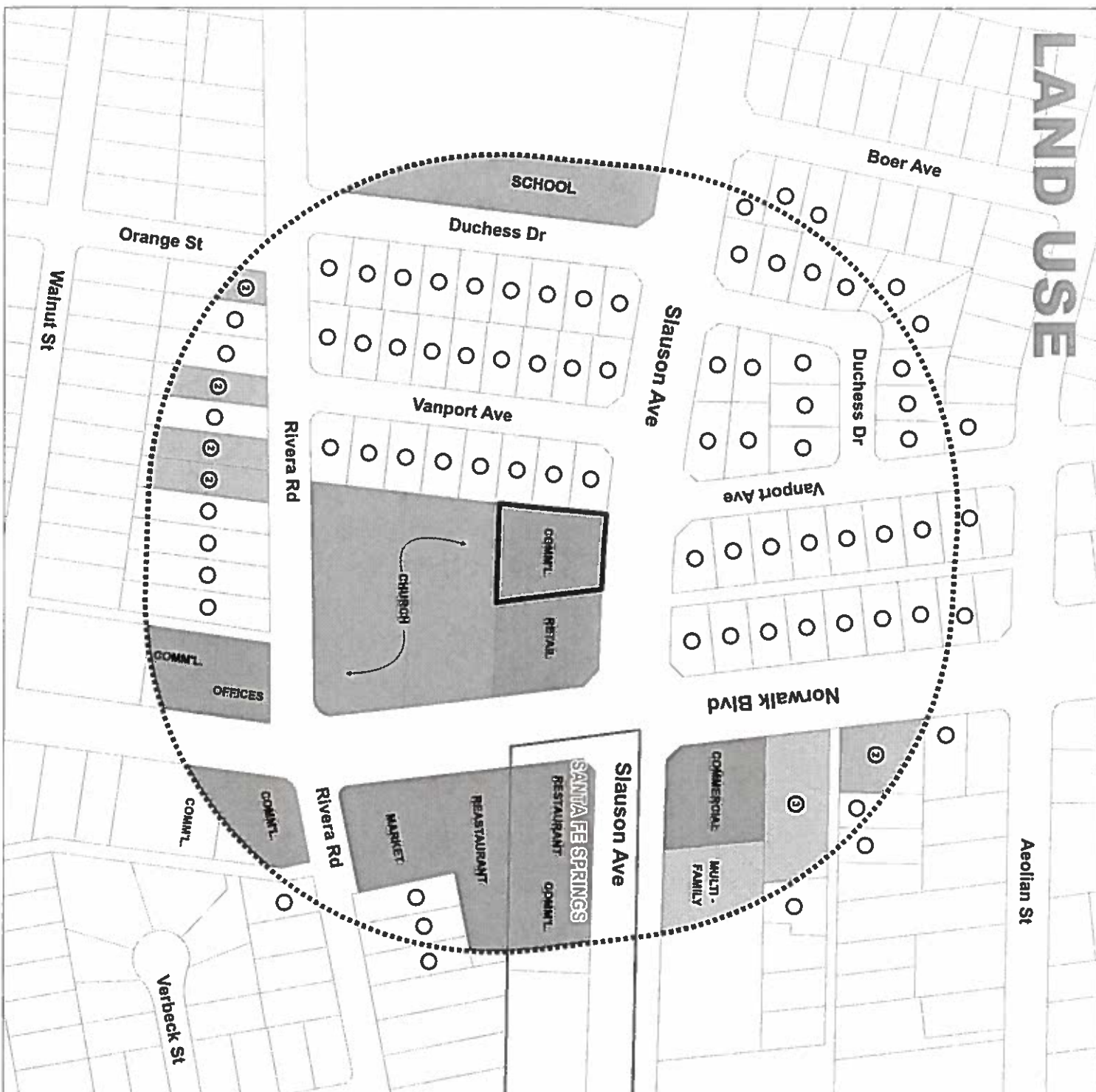
20. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED





LAND USE



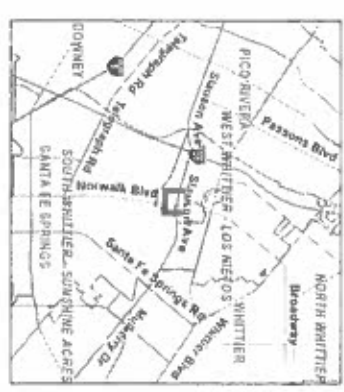
LAND USE 500 FOOT RADIUS MAP

Proj. R2015-02406 (4)
RCUP 2015-00099

Legend

- SINGLE-FAMILY RESIDENCE
- ⊙ MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION / PUBLIC FACILITY
- COMMERCIAL
- VACANT

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

REVISED

1/2/16

DCabinet Key #	Length (')	Total Number of Shelves	Number of Shelves Devoted to Alcoholic Beverages	Total Linear Inches of Selves	Total Linear Inches of Shelves devoted to Alcoholic Beverages	Percentage of : Space devoted Alcoholic
1	30	6	0	180	0	0
2	30	5	0	150	0	0
3	30	5	0	150	150	100
4	30	6	0	180	150	100
5	30	6	0	180	0	0
6	30	6	6	180	0	0
7	30	5	5	150	0	0
8	30	5	5	150	0	0
9	30	6	6	180	0	0
10	30	6	6	180	0	0
11	30	7	0	210	0	0
12	30	4	0	120	0	0
13	30	5	0	150	0	0
14	30	4	0	120	0	0
15	30	5	0	150	0	0
16	30	4	0	120	0	0
17	30	5	0	150	0	0
18	30	4	0	120	0	0
19	30	4	0	120	0	0
20	36	4	0	144	0	0
21	96	5	0	480	0	0
22	96	3	0	288	0	0
23	48	5	0	240	0	0
24	48	4	0	192	0	0
25	48	4	0	192	0	0
26	48	4	0	192	0	0
27	96	4	0	384	0	0
28	96	4	0	384	0	0
29	72	3	0	216	0	0
30	72	4	0	288	0	0
31	30	4	0	120	0	0
32	96	6	0	576	0	0
33	96	9	0	864	0	0
34	72	3	0	216	0	0
35	72	5	0	360	0	0
36	120	4	0	480	0	0
37	120	5	0	600	0	0
38	216	3	0	648	0	0
39	216	4	0	864	0	0
40	84	3	0	252	0	0
41	96	9	0	864	0	0
42	72	5	5 (72")	360	180 360	50
TOTALS				12,264	588 588	4.47% 5.49%